

16

# Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SYDNEY BETHEL, PLANNER II

(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER of

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE: OCTOBER 2, 2019** 

SUBJECT: DR19-98 (DR18-186-A), VAL VISTA & QUEEN CREEK RETAIL

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a commercial use on the subject site to serve the local community.

# **RECOMMENDED MOTION**

Approve the Findings of Fact and approve DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions.

APPLICANT OWNER

Company: Diversified Partners
Name: Alexandra Schuchter

Company: Diversified Partners
Name: Walt Brown Jr.

Address: 7500 E. McDonald Dr., Ste. 100A Address: 7500 E. McDonald Dr.

Scottsdale, AZ 85250 Ste. 100A Scottsdale, AZ 85250

Phone: (480) 205-9625 Phone: (480) 383-8190 Email: alexandra@dpcre.com Email: walt@dpcre.com

# **BACKGROUND/DISCUSSION**

# History

| Date              | Description   |  |
|-------------------|---|--|
| June 24, 2002     | Town Council approved Z00-28, San Tan Estates PAD, Ordina       |  |
|                   | No.1403.  |  |
| February 15, 2005 | Town Council approved Z04-19, a modification to San Tan Estat   |  |
|                   | PAD, Ordinance No. 1629.  |  |
| March 24, 2011    | Town Council approved Z11-01, a modification to San Tan Estates |  |
|                   | in Ordinance No. 2321.  |  |
| June 3, 2015      | Planning Commission recommended approval of Z15-08 and          |  |
|                   | approved UP15-07 subject to conditions.                         |  |
| June 25, 2015     | Town Council approved Z15-08 DeRito Spectrum Planned Area       |  |
|                   | Development Ordinance No. 2542.                                 |  |
| March 24, 2016    | Town Council approved rezoning for Z15-24 Spectrum Care         |  |
|                   | Ordinance No. 2575.   |  |
| May 12, 2016      | Design Review Board approved DR16-03 Spectrum Care (The         |  |
|                   | Enclave at Gilbert Senior Living).                              |  |
| February 6, 2019  | Design Review Board approved DR18-186 Val Vista and Queen       |  |
|                   | Creek Retail.   |  |

# Overview

In February of 2019, the Design Review Board approved an 8,000 sf pad with a drive-through intended for retail and restaurant uses. Of the total area proposed, approximately 6,000 sf of the building area was the principle structure with the remaining 2,000 sq. ft. proposed to be patio space. The applicant has proposed to modify the original approval to create two (2) separate single story pads as opposed to the original single pad. The subject site is approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive and is zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

The subject site is part of an existing master site plan, which includes approved Design Guidelines for the subject site to create a cohesive twenty (20) acre campus.

**Surrounding Land Use & Zoning Designations:** 

|       | <b>Existing Land Use</b> | Existing Zoning          | <b>Existing Use</b>    |
|-------|--------------------------|--------------------------|------------------------|
|       | Classification           |                          |                        |
| North | Residential >2-3.5       | Single Family-35 (SF-35) | Queen Creek Road then  |
|       | DU/Acre                  |                          | Vacant                 |
| South | Shopping Center (SC)     | Shopping Center (SC)     | The Enclave at Gilbert |
|       |                          | PAD                      | Senior Living          |
| East  | Public                   | Public                   | Key Biscayne Dr. then  |
|       | Facilities/Institutional | Facilities/Institutional | Perry High School      |
|       | (PF/I)                   | (PF/I)                   |                        |
| West  | Shopping Center (SC)     | Shopping Center (SC)     | Vacant (previously     |
|       |                          | PAD                      | approved CST/Valero)   |

| Site | Shopping Center (SC) | Shopping Center (SC) | Vacant |
|------|----------------------|----------------------|--------|
|      |                      | PAD                  |        |

**Project Data Table** 

| Site Development Regulations                       | Required per LDC and  | Proposed (Lot 6)   |
|--|---|--|
| Building Area                                      | Ordinance No. 2575  | 6, 000 sf Pad-A  |
| Building Area                                      | -   | 2, 000 sf Pad-A  |
| Maximum Building Height (ft.)/(Stories)            | 35'/3 Stories   | 24'-3" (Top of Parapet) Pad-A<br>28'-3" (Top of Roof)<br>22' (Top of Parapet) Pad-B<br>28' (Top of Roof) |
| Minimum Building Setback (ft.)                     |   |  |
| Front  | to Queen Creek – 25'  | 25' applicable to Lots 5 & 6   |
| Side (Street)                                      | to Key Biscayne and Val<br>Vista – 20'                                  | 20' applicable to all Lots   |
| Rear (Residential)                                 | to Chestnut (Val Vista to<br>Vintage at Legend Ridge<br>entrance) – 75' | 75' applicable to Lots 1& 2 (0' internal* Lot 6)   |
| Separation Between Buildings                       | 1-story 15'   | 1-story 15'  |
| (ft.)  | 2-story 20'   | 2-story 20'  |
|  | 3 -story 20'  | 3 -story 20'   |
| Minimum Required Perimeter<br>Landscape Area (ft.) |   |  |
| Front  | 25'   | 25' applicable to Lots 5 & 6   |
| Side (Street)                                      | 20'   | 20' applicable to all Lots   |
| Rear (Residential)                                 | 35'   | 35' applicable to Lots 1 & 2 (0' internal* Lot 6)  |
| Landscaping (% of net lot area)                    | 15%   | 25%  |
| Off-Street Parking and Loading                     | 1/250 sf - 32 Spaces  | 81 Spaces  |

<sup>\*</sup> may be reduced internal to site in conformance with LDC Section 2.304.E.

# **DISCUSSION**

# Site

The subject site includes two (2) single story pads, both with a drive through and intended for restaurant and retail uses. Pad-A is a 6,000 sf shell building divided into four (4) separate suites located on the northeastern portion of the site. Pad-B is a 2,000 sf building located on the northwestern portion of the site. There are two (2) points of access, one off Key Biscayne Drive and the second off the internal drive located on the western portion of the site. The parking is concentrated on the southern portion with a few stalls abutting the two (2) pads.

From the original approval DR18-186, many of the elements of the original site plan have remained such as the two (2) points of access and the parking lot to the south. The northern portion of the site has been reconfigured to accommodate two (2) buildings as opposed to the original one (1) building. The modifications include the following: the relocation of the sixteen (16) parking stalls;

the addition of the Pad-B building with drive-through; the size reduction of Pad-A, which primarily consists of the removal of the two (2) patio spaces; and the addition of five (5) parking stalls on the east side of Pad-B and eight (8) parking stalls on the west side of Pad-A.

# Landscape

The right-of-way streetscape was installed with Phase I. The proposed landscape blends with the existing streetscape and exceeds the landscape percentage requirements. The tree palette contains a combination of Chinese Elm, Sissoo Tree, Sweet Acacia, Texas Mountain Laurel, and Live Oak. A variety of accent and ground cover plants are proposed, some of which include Baja Ruellia, Red Yucca, and Torch Glow Bougainvillea. A combination of Live Oak and Mexican Bird of Paradise has been applied on the southern border, providing additional screening to the residents in the adjacent congregate care facility. The landscape plan is similar to the original approval; adjustments have only been made on the northern portion of the subject site to accommodate the new building.

# **Grading and Drainage**

The proposed grading and drainage plan generally meets the requirements of the Town of Gilbert's Engineering Division and has not been greatly modified from the original approval. On-site retention will be provided in the form of underground retention basins.

# Elevations, Floor Plan, Colors and Materials

The primary building materials are consistent with the approved Design Guidelines. Both Pad-A and Pad-B are very similar in design and are consistent with the DR18-186approved elevations. The buildings will be smooth stucco painted in a range of earth toned colors. For accent materials, the buildings utilize stone veneer, Spanish Red roof tiles, and aluminum trim. Although the tile roofing is not specified in the Design Guidelines, it matches the approved material palette for the care facility to the south and its use is encouraged.

# Lighting

There are three (3) lighting types proposed: parking lot, wall mounted and decorative wall sconce. The proposed site lighting has not been greatly modified from the original approval. The on-site lighting is also responsible for illuminating half of the adjacent private internal streets within the greater site area. All site lighting will be required to comply with Town codes.

# Signage

Signage is not included in this approval and must comply with DR17-1012, the Comprehensive Sign Plan for the Enclave at Gilbert. The signage shown is for reference only.

# PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

Staff has received no comment from the public.

# STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and

materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay, subject to conditions:

- 1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the October 2, 2019 public hearing.
- 2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.

Respectfully submitted,



Sydney Bethel Planner II

# **Attachments and Enclosures:**

- 1) Finding of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Site Plan
- 5) Originally Approved Site Plan DR18-186 (for reference only)
- 6) Landscape
- 7) Grading and Drainage
- 8) Colors and Materials
- 9) Elevations
- 10) Floor Plans
- 11) Lighting

DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 1: Findings of Fact October 2, 2019

# FINDINGS OF FACT DR19-98 (DR18-186-A), Val Vista & Queen Creek Retail

- 1. The project as conditioned is consistent with the applicable Design Guidelines;
- 2. The project conforms to the General Plan, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provisions of public services.

# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 2: Notice of Public Hearing

October 2, 2019

# Notice of Public Hearing

# **PLANNING COMMISSION DATE:**

Wednesday, October 2, 2019\* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center **Council Chambers** 

and time: (480) 503-6721

\*Call Planning Division to verify date

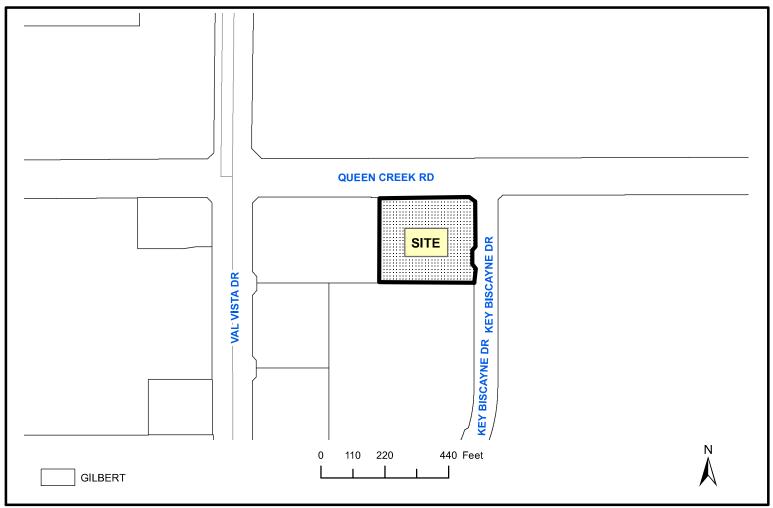
50 E. Civic Center Drive Gilbert, Arizona 85296

> \*The application is available for public review at Town of Gilbert Development Services Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at https://www.gilbertaz.gov/departments/development-services/planning/planning-commission

# **REQUESTED ACTION:**

DR18-186-A VAL VISTA & QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

# **SITE LOCATION:**



APPLICANT: Diversified Partners CONTACT: Alexandra Schuchter ADDRESS: 7500 E. McDonald Dr., #100A

Scottsdale, AZ 85250

TELEPHONE: (480) 205-9625 E-MAIL:alexandra@dpcre.com

DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 3: Aerial Photo October 2, 2019 SF-35 QUEEN CREEK RD Lot 4 of The Enclave At Gilbert Minor Land Division **Subject Site** Val Vista Dr, Oueen Creek Rd, Ket Biscayne Dr and Chestmut Ln (Map of Dedation)
Enclave at Gilbert, The T## 118 LQT#19 LOT#20 LO∏# 93 LÕ∏# 92 LÖT# 91 LOT# 90 LOT# 82 L⊙T#89 LOT# 81 LOT# 88 LOT# 80 OT# 113 OT# 84LOT# 85LOT# 86 LOT# 94

# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail **Attachment 4: Site Plan** October 2, 2019

STANDARD COMMERCIAL AND INDUSTRIAL SITE PLAN NOTES MARCH 11TH 2004

- ALL UTILITY LINES LESS THAN 69KV ON CONTIGUOUS TO THE SITE SHALL BE
- INSTALLED OR RELOCATED UNDER GROUND
  ALL TRASH ENCLOSURES SHALL INCLUDE FULL OPAQUE GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHISH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN
- ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULL SCREENED FROM VIEW BY A 6' MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT
- NON-INDUSTRIAL USES.

  4. S.E.S PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE TO CUSTOMERS AND THE RAD STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS.

  a. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT

BY SOLID DOOR OR DOORS SEPARATE FROM THE CABINET
b. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT

AS THE PANEL. THE SCREEN WALL BAY BE LISHAPED, UISHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET.

C.AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.

5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE

- IDENTIFIED ON THE CONSTRUCTION PLANS
- ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY FITHER ONE OF THE FOLLOWING METHODS: a. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS OR:
- b. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES
- IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOTE PROJECT ABOVE THE ROOF PARAPET. TO THE EXTEND PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULL SCREENED
- GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM THE VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL OR EXCEEDING THE HEIGHT OF THE
- PNEUMATIC TUBES, WEATHER METAL OR PLASTIC, SHALL BE EITHER.
- ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING
- b. OR ROUTED UNDER GROUND

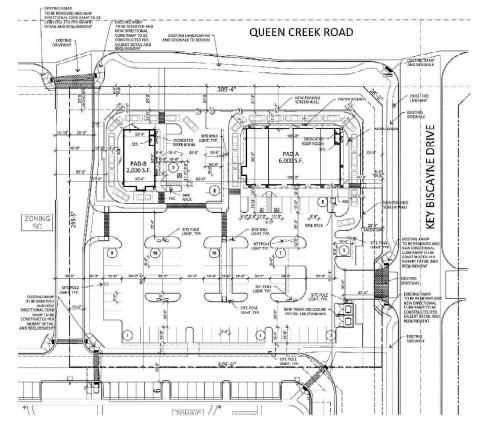
  10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN 6" RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED ON A WIRE CAGE PAINTED TO MATCH PRIMARY BUILDING COLOR ALL FREESTANDING LIGHT POLES SHALL:
- BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS
- HAVE CONCRETE BASES PAINTED TO MATCH PRIMARY BUILDING COLOR OR FURNISHED TO MATCH PARKING SCREEN WALLS, CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT
- BE LOCATED TO AVOID CONFLICT WITH TREES.

  SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET
- FORTH IN SECTION 11.22A OF ULC, INCLUDING A MAXIMUM
  FREESTANDING LIGHT FIXTURE HEIGHT OF 25'. THE MAXIMUM HEIGHT OF A BUILDING MOUNTED LIGHT FIXTURE IS 14'. THE MAXIMUM HEIGHT OF FREESTANDING LIGHT FIXTURE LOCATED WITHIN 100' OF A RESIDENTIAL ZONING DISTRICT OR PROPERTY DESIGNATED FOR RESIDENTIAL DEVELOPMENT IN THE GENERAL PLANS IS 14'
- LANDSCAPED ARES ADJACENT OF PUBLIC RIGH-OF-WAY SHALL BE MOUNTED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING
  FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION. AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1
- 14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED.
  INDUSTRIAL BUILDING MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED. WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
- 15 COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND COMMERCIAL DEVELOPMENT VEHICUL AR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

  16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM
- STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.

  17. ALL EXTERIOR METAL SHALL BE FINISHED ON PAINTED TO MATCH THE
- APPROVED PROJECT COLORS.

  18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION
- SHALL BE REPLACED WITH COMPARABLE SPECIES AND SIZE.



#### SITE PLAN

#### PROJECT DIRECTORY

ARCHITECT: RKAA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: NEIL FEASER PHONE: (602) 955-3900 FAX: (502) 955-0496 E-MAIL: nfcascr@rkaa.com

M F AND P ENGINEERS ARDEBLI BORUM CONSULTING ENG. 8100 E. INDIAN SCHOOL RD., SUITE 205 SCOTTSDALE, AZ. 85251 CONTACT: GILBERT HERNANDEZ PHONE: (480) 361-6269 E-MAIL ghernandez@abceng.net

CIVIL ENGINEER: LARSON ENGINEERING INC 6380 E. THOMAS ROAD, SUITE 300 SCOTTSDALE, AZ 85251 CONTACT: MICHAEL HREHA PHONE: (480) 358-8352 E-MAIL: mhreha@larsonengr.com

LANDSCAPE-T.J. MCQUEEN & ASSOCIATES, INC. 8433 EAST CHOLLA STREET, SUITE 10: SCOTTSDALE, AZ 85260 CONTACT: TIM McQUEEN PHONE: (602) 265-0320

E-MAIL: timmcqueen@timla.net

#### SITE DATA EXISTING TONING

BIKE PARKING PROVIDED

| PARCELNUMBER (APN):                | 304-75-978 (LOT 6)       |
|------------------------------------|--------------------------|
| NET SITE AREA ( PER ASSESSOR)      | 2.12 ACRES (96,681 S.F.) |
| PROPOSED USE:                      | RESTAURANT / RETAIL      |
| BUILDING AREA:                     |                          |
| PAD-A:                             | G.000 S.F.               |
| PAD-B:                             | 2,000 S.F.               |
| TOTAL AREA:                        | 8,000 S.F.               |
| SITE COVERAGE:                     | 8.2 %                    |
| TOTAL PARKING REQUIRED: ( SC ZONIN | G - 1/250)               |
| RESTAURANT: 8,000/250              | 32 SPACES                |
| TOTAL PARKING REQUIRED             | 32 SPACES                |
| TOTAL PARKING PROVIDED:            | 81 SPACES                |
| ACCESS BLE SPACES REQUIRED:        | 4 SPACES                 |
| ACCESS BLE SPACES PROVIDED:        | 4 SPACES                 |
| BIKE PARKING REQUIRED : 1/10 CARS  | 4 NO.                    |

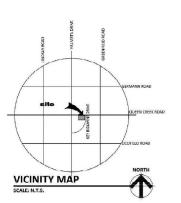








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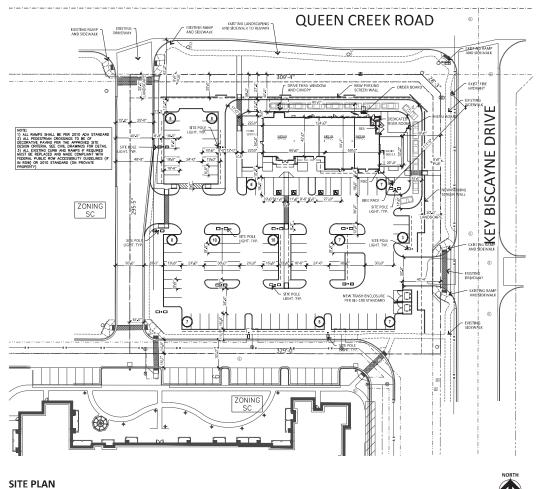


VAL VISTA AND QUEEN CREEK LOT

SWC OF QUEEN CREEK RD AND KEY BISCAYNE DR 1705 E. QUEEN CREEK ROAD GLEERT, ARIZONA

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PDR-2018-00186 08-21-19



# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 5: Originally Approved Site Plan DR18-186 (for reference only) October 2, 2019

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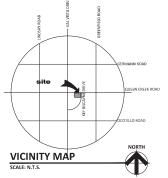
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# PROJECT DIRECTORY

RKAA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 CONTACT: NEIL FEASER PHONE: (602) 955-3900 FAX: (602) 955-0496 E-MAIL: nfeaser@rkaa.com CIVIL ENGINEER: LARSON ENGINEERING, INC. 6380 E. THOMAS ROAD, SUITE 300 SCOTTSDALE, AZ 85251 CONTACT: MICHAEL HREHA PHONE: (480) 358-8352 E-MAIL: mhreha@larsonengr.com

M E AND P ENGINEERS: ARDEBILI BORUM CONSULTING ENG. 8100 E. INDIAN SCHOOL RD., SUITE 205 SCOTTSDALE, AZ. 85251 PHONE: (480) 361-6269

E-MAIL: ghernandez@abceng.net

BIKE PARKING REQUIRED: 1/10 CARS BIKE PARKING PROVIDED

SITE DATA

T.J. MCQUEEN & ASSOCIATES, INC. 8433 EAST CHOLLA STREET, SUITE 101 SCOTTSDALE AZ 85260 PHONE: (602) 265-0320 E-MAIL: timmcqueen@tjmla.net

LANDSCAPE:



| PARCEL NUMBER (APN):<br>NET SITE AREA ( PER ASSESSOR)  | 304-75-978 (LOT 6)<br>2.12 ACRES (96,681 S.F.) |  |
|--|--|--|
| PROPOSED USE:  | RESTAURANT / RETAIL                            |  |
| BUILDING AREA:<br>PROPOSED BUILDING:<br>PROPOSED PATIO:<br>TOTAL AREA:                       | 6,000 S.F.<br>2,000 S.F.<br>8,000 S.F.         |  |
| SITE COVERAGE:   | 8.2 %  |  |
| TOTAL PARKING REQUIRED: ( SC ZONING -<br>RESTAURANT : 6,000/250<br>PATIO SEATING : 2,000/250 | 1/250)<br>24 SPACES<br>08 SPACES               |  |
| TOTAL PARKING REQUIRED   | 32 SPACES                                      |  |
| TOTAL PARKING PROVIDED:  | 89 SPACES                                      |  |
| ACCESSIBLE SPACES REQUIRED:<br>ACCESSIBLE SPACES PROVIDED:                                   | 4 SPACES<br>4 SPACES                           |  |









4 NO

# **VAL VISTA AND QUEEN CREEK LOT #6**

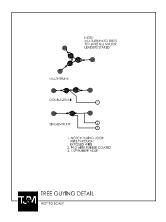


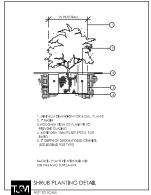
PDR-2018-00186

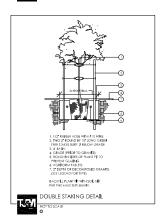
# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail **Attachment 6: Landscape** October 2, 2019

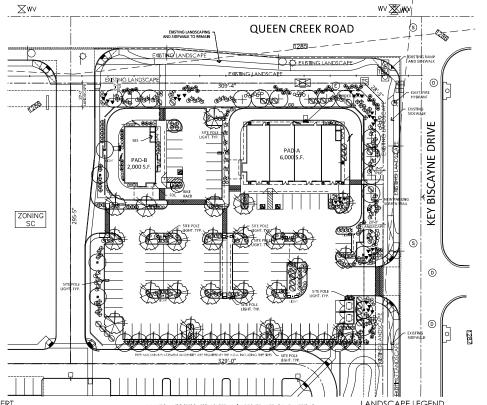
VICINITY MAP

SCALE: N.T.S.









#### TOWN OF GILBERT LANDSCAPE NOTES:

A TOWN OF GILBERT PERMIT IS REQUIRED ATOWN OF GILBERT FERMIL IS REQUIRED. FOR THE INSTALLATION OF ANY LANDSCAPE OR IRRIGATION, IRRIGATION LINES MUST 3E INSPECTED BEFORE BACKFILLING, A CO IN PDF FORMAT AS-BUILTS ARE ALSO REQUIRED.

BEFORE THE TOWN OF GILBERT WILL BEFORE THE LOWN OF GIBERT WILL
ACCEPT AN INSTALLED BACKFLOW
DEVICE FOR APPROVAL, THE FOLLOWING
MUST BE ACCOMPUSHED. THE DEVICE
MUST BE ESTED BY A STATE CERTIFIED
ITSTER, AND THE RESULTS FORWARDED
TO THE TOWN OF GIBERT'S BACKFLOW
SPECIALIST THE TOWN OF GIBERT WILL
PROVIDE AN UP-TO-DATE LIST OF STATE
CEPTIBLED, TESTEDS. ALL DEVIA LISTO TESTING. CERTIFIED TESTERS. ALL RELATED TESTING FEES SHALL BE AT THE EXPENSE OF THE

DESIGN OF ANY WALLS, ENTRY MONUMENT SIGNAGE OR RAMADAS THAT MAY BE PRESENTED HERN HAVE BEEN REVIEWED AS CONCEPTUAL ONLY AND MULE REQUIRE A SEPARATE REVIEW AND PERMIT FROM THE BULDING PARTIMENT. IN NO CASE SHALL HE DEWPICTED WALLS, ENTRY MONUMENT SIGNAGE, OR RAMADAS BE CONSIDERED HAVAL. APPROVAL BY THE PLANNING DEPARMENT IS REQUIRED PROTE TO A BULDING. PERMIT FOR SAID WALLS, ENTRY MONUMENTS AND REMADAS.

NO PLANT MATERIAL SHALL COME WITHIN 3 FEET OF HIRE HYDRANTS OR ANY FIRE DEPARTMENT EQUIPMENT.

NO PLANTING OR OBJECTS WITHIN THE TOWN OF GILBERT SIGHT VISIBILITY TRANGLES SHALL EXCEED 2 FEET. TREES SHALL HAVE A 7 FEET MINIMUM CLEAR

ALL TREES, SHRUBS AND GROUNDCOVERS SHALL MEET OR EXCEED ARIZONA NURSERY ASSOCIATION (ANA\_SPECIFICATIONS.) CONSTRUCTION MAY BEGIN AFTER ALL PERMITS HAVE BEEN OBTAINED. INSTALL ALL SIDEWALKS PER ADA REQUIREMENTS

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL NEW AND EXISTING LANDSCAPE AREAS. CAGE, CONTROLLER, ASSOCIATED EXPOSED CONDUITS, AND ETC. SHALL CONFORM TO PREDOMINANT COLOR OF BUILDING.

# ATTENTION:

THIS PLAN HAS BEEN REVIEWED FOR LANDSCAPE/IRRIGATION IMPROVEMENTS OBLITY. A SEPARATE REVIEW AND PERMIT IS REQUIRED FOR STRUCTURES, ELECTRICAL, FENCES/WALLS, POOLS AND SIGNS. CONTACT THE BUILDING DEPARTMENT.

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THESE PLANS AND ANY DEVIATIONS WILL REQUIRE WITH THESE FLAND AND ANT DEVIATIONS WILL REQUIRE
REAPPROVAL, LANDSCAPE INSTALLATIONS SHALL BE APPROVED
BY TOWN OF GILBERT INSPECTION SERVICES BEFORE A
CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

#### MAINTENANCE NOTE:

ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, WEED-FREE CONDITION, THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL BACKFLOW PREVENTION DEVICES SHALL MEET THE REQUIREMENTS OF THE TOWN OF GILBERT BACKFLOW PROTECTION ORDINANCE (#869) OTHERWISE KNOWN AS ARTICLE 7-14 OT THE TOWN OF GILBERT MUNICIPAL CODE: CROSS CONNECTION CONTROL (FOR ADDITIONAL BACKFLOW SPECS., SEE: GILBERT UNIFIED LAND DEVELOPMENT CODE APPENDIX.

ALL BACKFLOW DEVICE SHALL BE TESTED BY A STATE CERTIFIED BACKFLOW TESTER AND TEST RESULTS FORWARDED TO THE TOWN OF GILBERT BACKFLOW SPECIALIST. THE TOWN WILL PROVIDE AN UP-TO-DATE LIST OF CERTIFIED TESTERS FROM WHICH TO BE SELECTED. TESTER FEES WILL BE AT THE EXPENSE OF THE INSTALLER.

#### REMAIN IN PLACE LANDSCAPE:

ALL EXISTING LANDSCAPE AREAS NOTED TO "PROTECT EXISTING LANDSCAPE" SHALL BE PROTECTED. ANY DAMAGE WILL REQUIRE REPLACEMENT WITH LIKE SIZE AND LIKE TYPE.

LANDSCAPE LEGEND ULMUS PARVIFOLIA --CHINESE ELM

> DALBERGIA SISSOO SISSOO TREE 24" BOX

ACACIA SMALUI SWEET ACACIA 24" BOX SOPHORA SECUNDIFIORA

TEXAS MOUNTAIN LAUREL 24" BOX QUERCUS VIRGINIANA LIVE OAK 48" BOX, 14"T, 10"W

AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE

Ø

15 GALLON 4T, 3.5 W

TECOMA 'ORANGE JUBILEE'

HESPERALOE PARVIELORA

ORANGE JUBILEE 5 GALLON

RED YUCCA 5 GALLON

# LANDSCAPE CALCULATIONS:

OFF-SITE LANDSCAPE: EXISTING
ON-SITE LANDSCAPE: 25,129 SQ.FT.
TOTAL LANDSCAPE: 25,129 SQ.FT. (25%)
SITE AREA: 96,681 SQ.FT.

RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON BOUGAINVILLEA 'TORCH GLOW'

> LANTANA MONTEVIDENSIS GOLD MOUND 1 GALLON

LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON

MATCH ADJACENT R.O.W. GRANITE DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS





T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE URBAN DESIGN SITE PLANNING



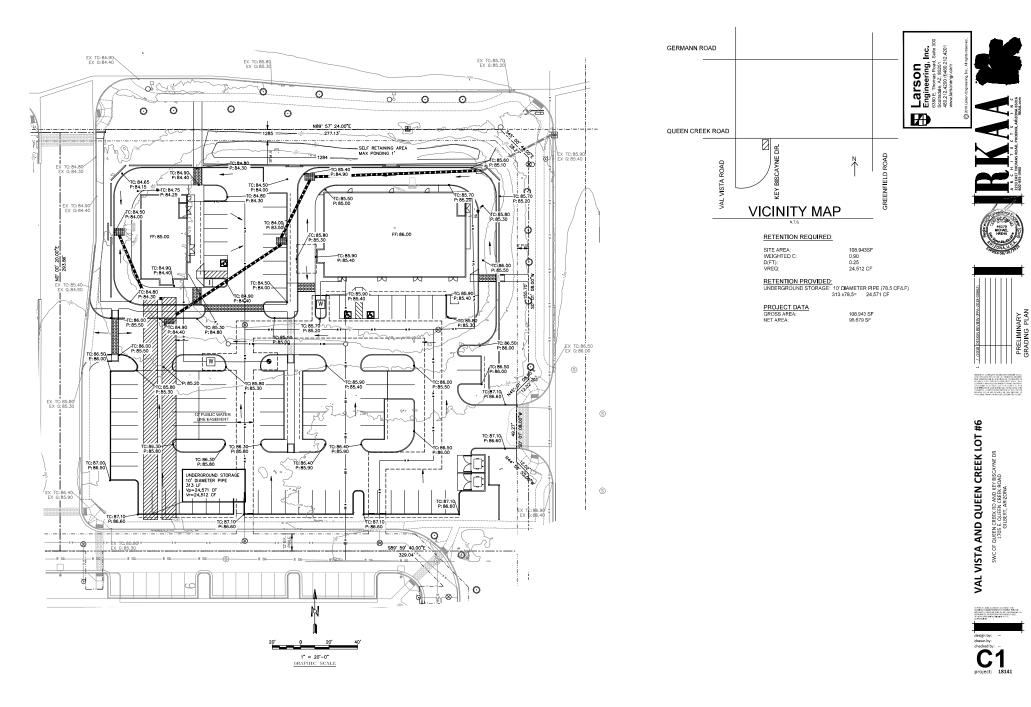




SWC OF QUEEN CREEK RD AND KEY BISCAYNE DR 1705 E. QUEEN CREEK ROAD GILBERT, ARIZONA







DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 7: Grading and Drainage October 2, 2019

# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail **Attachment 8: Colors and Materials** October 2, 2019







MFG: SHERWIN-WILLIAMS COLOR: HARDWARE (SW6172)



MFG: SHERWIN-WILLIAMS COLOR: CARGO PANTS (SW7738)



MFG: SHERWIN-WILLIAMS COLOR: URBANE BRONZE (SW7048)



MFG: SHERWIN-WILLIAMS COLOR: HOPSACK (SW5109)



MFG: SHERWIN-WILLIAMS COLOR: HOMESTEAD BROWN (SW7515)



ALUMINUM STOREFRONT: MANUF: KAWNEER FINISH: CLEAR ANODIZED



TILE ROOF:
MANUF: BCRAL ROOFING
SPEC: MISSION "S" COLOR: SPANISH RED-SLURRY



STONE VENEER:
MANUF: CORAL CULTURED STONE SPEC: SOUTHERN LEDGESTONE COLOR: CHARDONNAY

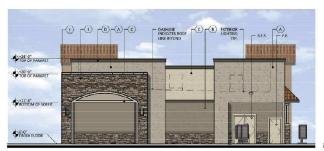


METAL ROOF: MANUF: KYNAR 500 COLOR: MEDIUM BRONZE











# COLOR AND FINISH LEGEND

A PAINT: MFG: DUNN EDWARDS COLOR: GRAY AREA (SW7052) F PAINT:
MFG: SHERWIN-WILLIAMS
COLOR-HOMESTEAD BROW
(SW7515)

R MFG: SHERWIN-WILLIAMS COLOR: HARDWARE (SW6172)

ALUMINUM STOREFRONT:
 MANUF: KAWNEER
 MANUF: KAWNEER

C PAINT:
MFG: SHERWIN WILLIAMS

THE MOOF.

MANUF: BORAL ROOFING
SPEC, MISSION "5"
COLOR: SPANISH BED-SHIP

D PAINT:
MFG: SHERWIN-WILLIAMS
COLOR- LIBRAN BROATS (SW2

STONE VENEER:

STONE VENEER:
MANUE: CORAL CULTURED STONE

F PAINT:
MFG. SHERWIN-WILLIAMS
COLOR: HOPSACK (SWG109)

STONE VENEER:
MANUE: COPAL CULTURED
SOOT SOUTHERN I ENGEST

# **EAST ELEVATION**

SCALE: 1/8" = 1'-0"



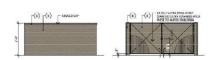
SCALE: 1/8" = 1'-0"



# 'A' PARTIAL ELEVATION 'B' SECTION 'B' SECTION 'B' SECTION 'B' SECTION 'B' SECTION

# **SCREENING WALL**

SCALE: 3/16"=1'-0"



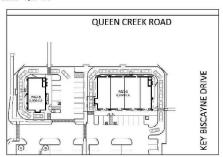
# SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



# TRASH ENCLOSURE

SCALE: 3/16"=1'-0"



# **KEY MAP**

SCALE: N.T.S



# **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



SEC VAL VISTA & QUEEN CREEK RD. GILBERT, AZ 85298 DATE: 08-22-2019 (PRELIMINARY)



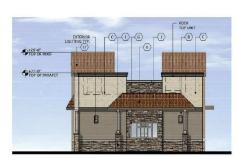






# **EAST ELEVATION**

SCALE: 1/8" = 1'-0"



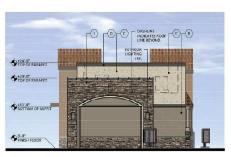
# SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



# WEST ELEVATION

SCALE: 1/8" = 1'-0"



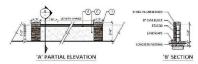
# **NORTH ELEVATION**

SCALE: 1/8" = 1'-0"

#### COLOR AND FINISH LEGEND

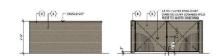
- A PAINT: MFG: DUNN EDWARDS COLOR: CRAY AREA (SW7052)
- R PAINT:
  MFG: SHERWIN-WILLIAMS
  COLOR: HARDWARE (SW6172
- C PAINT: MFG: SHERWIN WILLIAMS
- D PAINT:
  MFG: SHERWIN-WILLIAMS
  COLOR- URBAN BRONZE (SW
- F PAINT:
  MFG. SHERWIN-WILLIAMS
  COLOR: HOPSACK (SWG109)
- ALUMINUM STOREFRONT:
   MANUF: KAWNEER
   MANUF: KAWNEER
- STONE VENEER:

  MANUF: CORAL CULTURED STONE
  SPECI. SOUTHERN LEDGESTONE
  COLOR: CHARDONNAY
- STONE VENEER:
  MANUF: CORAL CULTURED STONE
  SPEC: SOUTHERN LEDGESTONE
  COLOR: FCHO RINGE



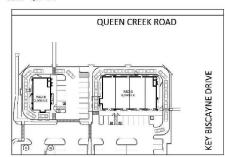
# **SCREENING WALL**

SCALE: 3/16"=1'-0"



# TRASH ENCLOSURE

SCALE: 3/16"=1'-0"



# **KEY MAP**



# SEC VAL VISTA & QUEEN CREEK

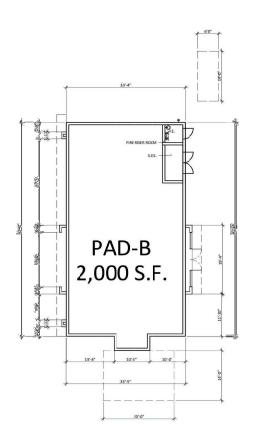
SEC VAL VISTA & QUEEN CREEK RD. GILBERT, AZ 85298 DATE: 08-22-2019 (PRELIMINARY)

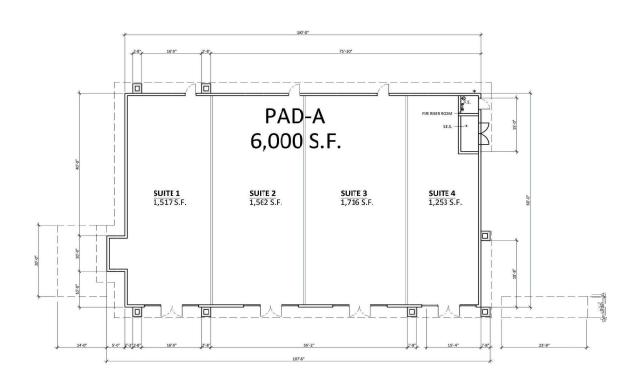




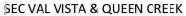


DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 10: Floor Plans October 2, 2019





FLOOR PLAN
SCALE: 1/8' = 1'-0'



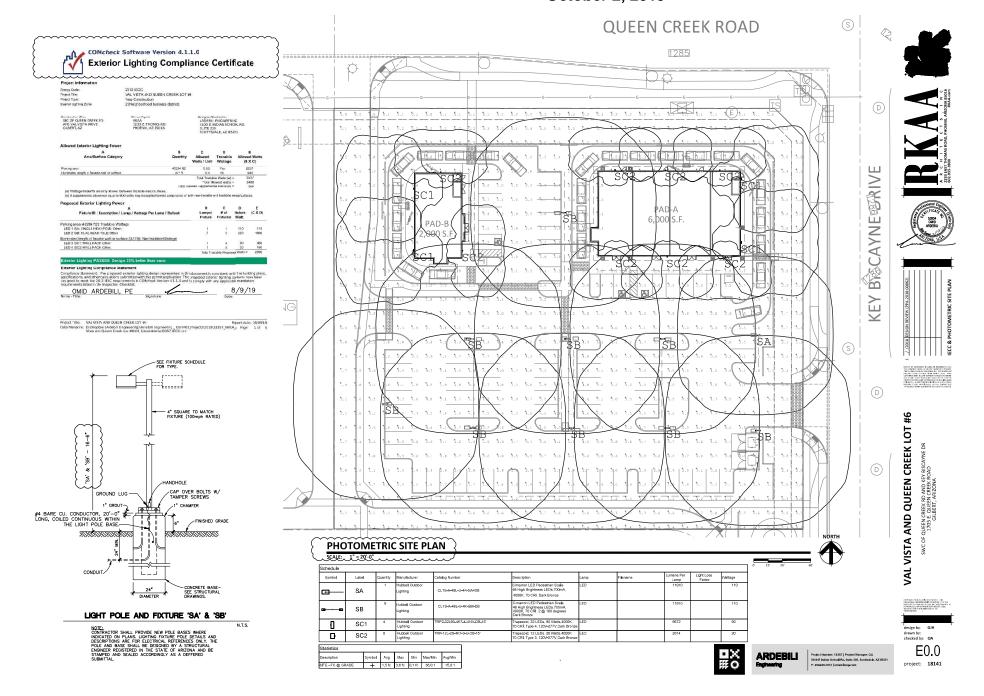
SEC VAL VISTA & QUEEN CREEK RD. GILBERT, AZ 85298 DATE: 08-05-2019 (PRELIMINARY)







# DR19-98 (DR18-186-A) Val Vista and Queen Creek Retail Attachment 11: Lighting October 2, 2019



CIMARFON

LED CL1S

The decorative integral arm houses two stage hinge mechanism

Safety latch noisis uminaire door to prev "tree swing"

Usids-connect uiring brisimplified, lassi the instruction.

Suitable for applications requiring 3G testing prescribes by ANSI G 1363\*

Optios

\* Chose of 12 high brightness LID
configuration with inhividual anylo lesses spacially designed to LIS high III. I visid
Volumbulus
Annual Section 12 high III. I visid
Volumbulus
Vo

2008, 70 CR, 400K, 70 CR, 600K, 70 CR, 10 CR,

Electrical:

Universal linesh violation 120-27-WC, 30-80

The Control of Cont

Divers lieve greater than 90% prives facture and less than 19/4 THE 
 \* F68

710mil one current standard 350mA and 525mA options weilable with 121, and 481, LED models.

LED drivers have curput power over-veilage, rave-current protection and short dinuit protection with also recovery

Singe protection — 2017; Turni Return of a and offite; Indudes LED forend critic indication (see surge appressor page 3).

Oxtional 3-1 OVEC continuous littiming to 195.

LED electrical assembly, including PF divides, consumes ne yower if the "HIT sale.

Coeffects

• Divers are C-10V dimming states 13.
Protocol and occupa by sensor switcher for complete croeff and dimming count

GETTIFICATIONS/LISTINGS

design by: GJH drawn by: checked by: OA

E0.1

